

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☒ Individual appearing without attorney
☒ Attorney for: Jerry Namba, Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION

CASE NO.: 9:21-bk-10256-DS
CHAPTER: 7

Debtor(s).

Sale Date: 12/21/2021

Time: 11:30 am

Location: United States Bankruptcy Court, Courtroom 201, 1415 State Street, Santa Barbara, California 93101

Last date to file objections: 12/07/2021

Real property located at 888 N. Alta Avenue, Dinuba, California 93618 (the "Property")

Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

Broker's Commissions: Six percent (6%)

Proposed sale price: \$ 1,770,000.00

Overbid procedure (if any): Auction already conducted pursuant to Court order entered on November 17, 2021 [Doc 108]

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 21, 2021

11:30 a.m.

U.S. Bankruptcy Court

Courtroom 201

1415 State Street

Santa Barbara, CA 93101

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carmela T. Pagay, Esq.

Levene, Neale, Bender, Yoo & Golubchik L.L.P.

2818 La Cienega Avenue

Los Angeles, CA 90034

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: ctp@lnbyg.com

Date: 11/30/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **November 30, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- J Scott Bovitz bovitz@bovitz-spitzer.com
- Jonathan R Doolittle jonathan.doolittle@pillsburylaw.com, courtalertecf@pillsburylaw.com
- Chris Gautschi sanschromo@yahoo.com, G27464@notify.cincompass.com
- Monique D Jewett-Brewster mjb@hopkinscarley.com, eamaro@hopkinscarley.com
- Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- Jerry Namba (TR) jnambaepiq@earthlink.net, jnambalaw@yahoo.com; jn01@trustesolutions.net; paknamba@gmail.com
- Carmela Pagay ctp@lnbyg.com
- JaVonne M Phillips bknotice@mccarthyholthus.com, jphillips@ecf.courtdrive.com
- United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov
- Riley C. Walter ecfclerk@wjhattorneys.com, cbrown@wjhattorneys.com
- Daniel J Yee DanielYee.ADR@gmail.com, Dan@YeeLegal.com
- Timothy J Yoo tjy@lnbyb.com
- Robert P Zahradka rzahradka@nationalfunding.com

2. SERVED BY UNITED STATES MAIL: On **November 30, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

None.

☐ Service information continued on attached page

1 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
2 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
3 on **November 30, 2021**, I served the following persons and/or entities by personal delivery, overnight
4 mail service, or (for those who consented in writing to such service method), by facsimile transmission
5 and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or
6 overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

7 *None.*

8 I declare under penalty of perjury under the laws of the United States of America that the foregoing is
9 true and correct.

10 November 30, 2021

11 *Date*

12 Stephanie Reichert

13 *Type Name*

14 /s/ Stephanie Reichert

15 *Signature*